

Nassau County

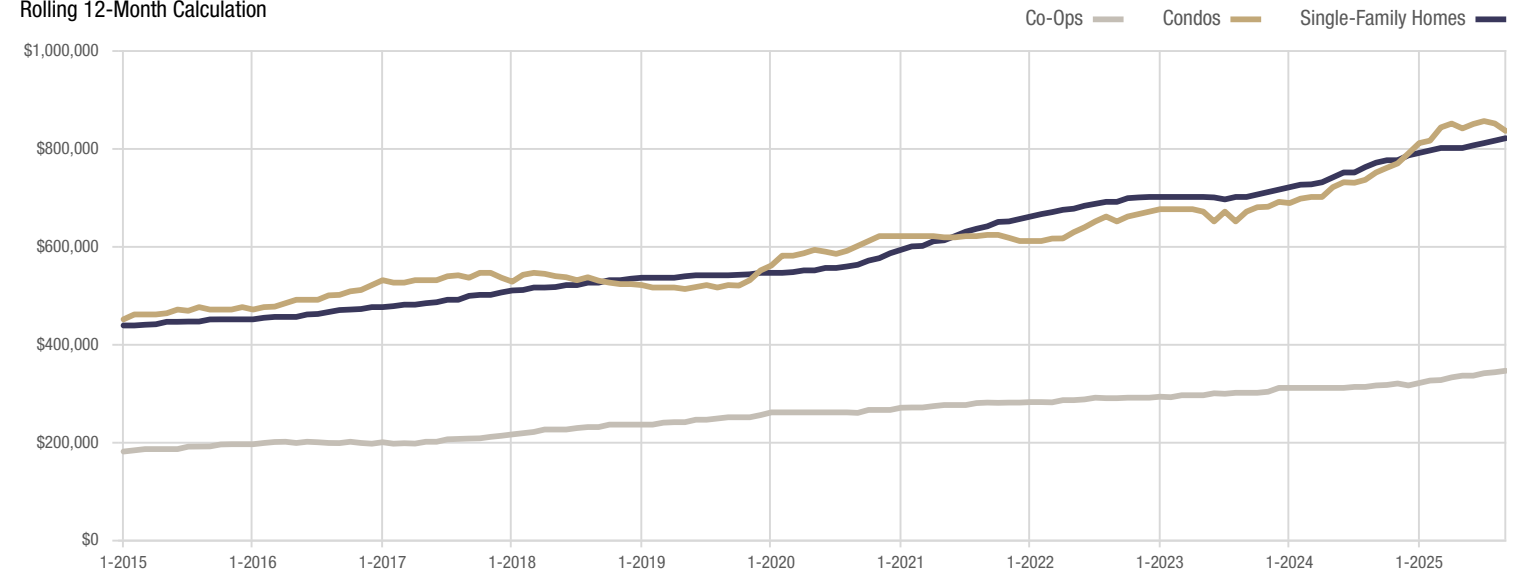
Single-Family Homes	September			Last 12 Months		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	954	1,007	+ 5.6%	10,919	11,236	+ 2.9%
Closed Sales	765	752	- 1.7%	8,254	8,232	- 0.3%
Days on Market Until Sale	45	43	- 4.4%	52	48	- 7.7%
Median Sales Price*	\$813,500	\$849,000	+ 4.4%	\$770,000	\$820,000	+ 6.5%
Percent of Original List Price Received*	100.3%	99.1%	- 1.2%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	2,346	2,178	- 7.2%	2,087	2,103	+ 0.8%

Condos	September			Last 12 Months		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	83	76	- 8.4%	959	920	- 4.1%
Closed Sales	90	76	- 15.6%	714	758	+ 6.2%
Days on Market Until Sale	57	75	+ 31.6%	60	62	+ 3.3%
Median Sales Price*	\$940,000	\$819,500	- 12.8%	\$750,000	\$835,000	+ 11.3%
Percent of Original List Price Received*	99.2%	97.6%	- 1.6%	98.0%	98.6%	+ 0.6%
Inventory of Homes for Sale	222	188	- 15.3%	215	206	- 4.2%

Co-Ops	September			Last 12 Months		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	99	106	+ 7.1%	989	1,036	+ 4.8%
Closed Sales	78	68	- 12.8%	803	792	- 1.4%
Days on Market Until Sale	69	47	- 31.9%	71	59	- 16.9%
Median Sales Price*	\$325,000	\$347,500	+ 6.9%	\$315,000	\$345,000	+ 9.5%
Percent of Original List Price Received*	98.8%	99.8%	+ 1.0%	98.0%	98.8%	+ 0.8%
Inventory of Homes for Sale	228	215	- 5.7%	223	215	- 3.6%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.